

In testimony whereof, S9 REDEV LLC, has caused these presents to be signed Dale Brouk, Co-Manager, this \_\_\_\_\_ day of \_\_\_\_\_, 2024

By Dale Brouk Co-Manager

STATE OF \_\_\_\_\_ )ss. COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED that on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a notary public in and for the County and State aforesaid, came Dale W. Brouk, to me personally known, who being by me duly sworn did say that he is the Co-Manager of S9 REDEV LLC, and that said instrument was signed on behalf of said corporation and that Dale W. Brouk acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: Notary Public

Randall Schultz - Chairman Village of Loch Lloyd

Anthony Lafata - Village Clerk

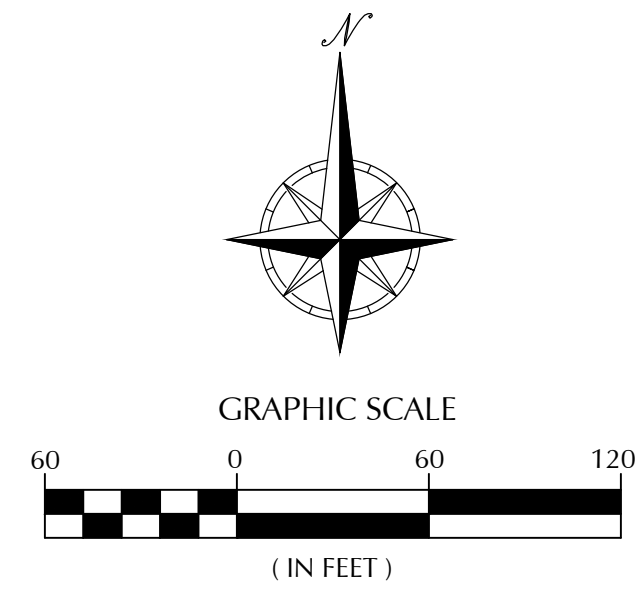
**SURVEYOR'S CERTIFICATE**  
I hereby certify that the above real property description was prepared by me or under my direct supervision.  
Date Edward K. Dannewitz Missouri P.L.S. No. 2664 Continental Consulting Engineers, Inc. 9000 State Line Road Leawood, KS 66206 Missouri Corporate License No. LS-302

**JULY 11, 2024**  
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION. SITE INFORMATION WAS OBTAINED FROM BEST AVAILABLE INFORMATION AND IS NOT GUARANTEED CORRECT. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE SOIL CONDITIONS, SURVEYS, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN SPACE AVAILABILITY FOR DEVELOPMENT, ETC., AND MAY INCREASE SITE DEVELOPMENT COSTS.

**LOT SETBACKS**

FRONT	35'
REAR	30'
SIDE	15'

GROSS PROJECT AREA	1.98 ACRES
GROSS SINGLE FAMILY RESIDENTIAL AREA	1.70 ACRES
GROSS RIGHT-OF-WAY AREA	0 ACRES
GROSS COMMON AREA TRACTS	0.28 ACRES
TOTAL NUMBER OF LOTS	4 UNITS
AVERAGE LOT SIZE = (1.70/3)	0.43 ACRES
GROSS ACRES PER LOT = (1.98/4)	0.50 ACRES
GROSS REC & OPEN SPACE RATIO = (0.28/1.98)	0.14
MAX BUILDING HEIGHT	35 FT
MIN 1ST FLOOR BUILDING SQ. FT.	2,100 FT <sup>2</sup>
half stories min. 2400 ft <sup>2</sup> with 1800 ft <sup>2</sup> on main level	



**LEGEND**

	Existing Water Main
	Existing Gas Main
	Existing Sanitary Sewer Main (Low Pressure System)
	Existing Communications
	Existing Storm Sewer
	Proposed Sanitary Sewer Main (Low Pressure System)
	Proposed KCP&L Power
	Proposed Water Main
	Proposed Gas Main
	Proposed Communications
	Proposed Storm Sewer
	Found as noted
	Set 1/2" x 24" rebar with cap CCEI 2013000041
	Utility Easement
	Right of Way
	Drainage Easement
	Phase Boundary
	Trail Removal
	Proposed 6" Wide Trail

APPROVAL OF THIS PLAN IS SUBJECT TO ENGINEERING APPROVAL AND EXISTING REGULATIONS OF LOCH LLOYD VILLAGE AND THE NORTHWEST CASS COUNTY WATER RESOURCE DISTRICT

FINAL UTILITY AND LOCATIONS ARE SUBJECT TO CHANGE PENDING UTILITY COMPANY FINAL DESIGN

**PHASING**  
- PUBLIC IMPROVEMENTS COMPLETED IN ONE PHASE

**LANDSCAPING**  
- LANDSCAPING OF THE COMMON AREAS WILL BE SIMILAR TO WHAT EXISTS IN THE OTHER PARTS OF LOCH LLOYD AND THE LANDSCAPING OF THE HOMES WILL BE CONTROLLED BY THE DESIGN REVIEW GUIDELINES WHICH ADHERE TO THOSE ISSUED BY THE GOVERNING AUTHORITY.

**LIGHTING PLAN**  
- THE FINAL LIGHTING STYLE WILL BE CHOSEN BY THE OWNERSHIP GROUP AND SPECIAL CONSIDERATION WILL BE GIVEN TO MAINTAINING SAFETY WHILE MINIMIZING LIGHT POLLUTION IN THE AREA  
- LIGHT FIXTURES WILL BE CONSISTENT WITH THOSE IN LOCH LLOYD

**SIGNAGE PLAN**  
- IF REQUIRED SIGNAGE WILL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

**PARKING**  
- NO OFF-STREET PARKING

**MAINTENANCE**  
- THE DEVELOPER WILL MAINTAIN THE COMMON AREAS UNTIL THE ROADS ARE HANDED OVER. AT WHICH TIME THE SOUTH HOA WILL MAINTAIN THE COMMON AREAS.

**PRESENT ZONING**  
RECREATIONAL OPEN SPACE - ROS

- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
  2. ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
  3. ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
  4. SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
  5. ALL DEVELOPMENT WORK SHALL OCCUR BETWEEN THE HOURS OF 8 A.M. - 5 P.M. MONDAY THROUGH FRIDAY. NO DEVELOPMENT WORK ON SATURDAY OR SUNDAY.
  6. ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN.
  7. ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE SECHREST PROPERTY
  8. PERMITS WILL BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR SITE DISTURBANCE WHEN MORE THAN 1 ACRE OF LAND IS DISTURBED. THE SITE DISTURBANCE PERMIT WILL INCLUDE PREPARATION OF SITE DISTURBANCE PLANS AND A STORMWATER POLLUTION PREVENTION PLAN.
  9. LOCAL DRAINAGE FOR PROPOSED IMPROVEMENTS WILL BE EVALUATED TO DETERMINE IF STORMWATER DETENTION IS REQUIRED - DRAINAGE AREAS AND PATTERNS WILL BE ANALYZED TO MITIGATE DOWNSTREAM IMPACTS FROM RUNOFF.
  10. A PRE-CONSTRUCTION AND POST-CONSTRUCTION VIDEO OF EXISTING ROADWAYS ALONG THE CONSTRUCTION ACCESS ROUTE WILL BE COMPLETED TO IDENTIFY DAMAGE TO EXISTING INFRASTRUCTURE. THE DEVELOPER WILL REPAIR ANY PAVEMENTS AND CURB OR WALKWAYS AS A RESULT OF SUCH DAMAGE.

**PROPOSED ZONING**  
PLANNED RESIDENTIAL DEVELOPMENT - PRD

**PRESENT OWNERSHIP**  
S9 REDEV, LLC  
DALE BROUK - CO-MANAGER

**LEGAL DESCRIPTION**  
All of Lot 19, Block 7 and all that part of Tract G, LOCH LLOYD - FIRST PLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, lying South of Highland Ridge, a private drive, as now established, and lying Westerly of Country Club Drive, a private drive, as now established, all in the Northeast Quarter of Section 8, Township 46 North, Range 33 West, being more particularly described by Edward K. Dannewitz, LS 2664 on this 24th day of June, 2024, as follows:  
(Note: The bearing system in the following description is based on Grid North, Missouri State Plane Coordinate System, West Zone, NAD 83.)  
Beginning at the Northwest corner of said Lot 19, Block 7, LOCH LLOYD - FIRST PLAT at a point of curvature; thence Easterly and Southeasterly with the Northerly line of said Lot 19, along a curve to the right, having a Chord Bearing of S 89°34'54" E, a Chord Distance of 158.80 feet, a Radius of 290.00 feet, and Arc Distance of 160.86 feet; thence Southeasterly, continuing along said Lot 19 and the Northerly line of said Tract G, along a curve to the right, having a Chord Bearing of S 48°44'58" E, a Chord Distance of 231.98 feet, a Radius of 256.00 feet, an Arc Distance of 231.98 feet; thence Southerly, along the Easterly line of said Tract G, along a curve to the right, having a Chord Bearing of S 09°17'40" East, a Chord Distance of 178.81 feet, a Radius of 490.00 feet, an Arc Distance of 179.81 feet; thence S 01°13'08" W continuing with said Easterly line, a distance of 140.69 feet; thence Southerly, along a curve to the left, having a Chord Bearing of S 00°00'48" East, a Chord Distance of 9.89 feet, a Radius of 230.00 feet, and Arc Distance of 9.89 feet, to the Northeast corner of Lot 20, Loch Lloyd Phase Three-Repplat, Block 7, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof; thence S 88°45'15" W, along the Northerly line of said Lot 20 and its extension thereof, a distance of 140.00 feet; thence N 01°55'25" W, a distance of 128.56 feet; thence N 06°50'57" W, a distance of 112.05 feet; thence N 17°54'54" West, a distance of 76.67 feet; thence N 61°27'13" W, a distance of 73.35 feet; thence N 66°28'43" W, a distance of 55.24 feet to the Southwesterly corner of said Lot 19, Block 7; thence N 26°27'18" W with the Westerly line of said Lot 19, a distance of 134.05 feet to the Point of Beginning. The above described tract contains 86,168.26 square feet, or 1.98 acres, more or less.



# SECHREST AT LOCH LLOYD FINAL DEVELOPMENT PLAN

VILLAGE OF LOCH LLOYD, CASS COUNTY,  
MISSOURI

DATE: 07/11/2024  
DRAWN BY: JTS  
CHECKED BY: BHT

REVISIONS  
1. SIDEWALK MODS 10/01/2024

SHEET TITLE & NUMBER  
**FINAL DEVELOPMENT PLAN SITE 2**  
**C102**